

2014 2013

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## Attachment A PROPERTY AT A GLANCE



## Gula Miller Senior Heights Apts FHA #: 064-EE154

ADDRESS: 212 Church Street EARNEST MONEY: \$10,000 SALES PRICE: **Unstated Minimum** 

TERMS: "All Cash- As Is": 30 calendar days to close Chataignier, LA 70524 PARISH: **Evangeline** LETTER OF CREDIT: \$5,400 SALF: Foreclosure PROJECT INFORMATION **Total Units** Residential Commercial Foundation: Concrete Block **Roof: Asphalt Shingle** 15 Revenue 15 Non-Revenue Exterior: Vinyl/Brick Veneer/Wood Floors/Finish: Tile and Carpet Building/Site Type Single Story Walk-Up **Number of Approximate Approximate Buildings Stories Year Built Rehab Year** Site Acreage **Net Rentable Area** 3 2006 2.689 10,100 1 **Utilities Mechanical Systems Parking Heating:** Air **Public Water** Street **Asphalt** Electric Conditioning Individual Gas Main Curb Concrete Fuel System Individual Windows  $\boxtimes$ Insulated Electric Sidewalk Concrete **Hot Water:** Sanitary Sewer  $\boxtimes$ Parking Lot Concrete **Electric** Storm Sewer **Parking** 1 Lot Fuel System Individual Septic Tank 14 and 1 ADA Spaces **Community Features Apartment Features Owner Expense Tenant Expense** Cold Water/Sewer **Electricity**  $\boxtimes$ Exh/Fan Kitchen Laundry Facility  $\boxtimes$  $\boxtimes$ Exh/Fan Bath Community Room Refrigerator **Hot Water**  $\boxtimes$ Refrigerator  $\boxtimes$ **Parking Disposal**  $\boxtimes$  $\boxtimes$ Garbage Disposal Range (electric) Sewer System Exh/Fan Kitchen Elec Range/Oven Exh/Fan Bath  $\boxtimes$ Carpet Carpet **OCCUPANCY** May Jun Jul Aug Oct Nov Dec Year Apr

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## 0% **ESTIMATED ANNUAL RENTAL INCOME and EXPENSE:**

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# of	Type (# of	Approx Square	Current Gross	After Sale	Total After Sale	Total Estimated/Possible Annual Income
Units	Bdrs )	Feet	Rent	Rent	Rent	Rent \$92,688
						Commercial
					Total	Parking
14	1 Bdr		\$503	503	\$7,042	TOTAL \$92,688
1	2 Bdr		682	682	682	Estimated Annual Expenses
						Administrative \$15,000
						Utilities 15,500
						Operating 7,000
						Taxes/Insurance 6,700
						Reserve/Replace 10,800
Estimated/Possible Monthly Total: \$7,724						Total \$55,000

### COMMENTS CONCERNING PROJECT INFORMATION:

PROJECT BASED SECTION 8 AND/OR TENANT BASED SECTION 8 RENTAL ASSISTANCE IS NOT BEING OFFERED WITH **THIS FORECLOSURE SALE.** This property was previously restricted to elderly.

The figures shown above are only estimates. The property has never been occupied. HUD does not own or operate the Property and cannot grant access for viewing.

Viewing is at the discretion of the Owner/Management Agent. Director of Housing/Property Manager: Jennifer Spell 337-406-8500 Any questions related to the after-sale, HUD required repairs are to be directed to: Fort Worth HUD Office, Edward C. Grego, Construction Analyst, at 817-978-5821 or via email at: edward.c.grego@hud.gov.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

### **USE RESTRICTIONS**

#### 20 Years affordable rental housing.

### **TERMS OF SALE**

- This is an "All-Cash" "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at 24 C.F.R. § 200.215.)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding instructions which includes but is not limited to submitting evidence of bidding eligibility, the Earnest Money Deposit, forms and statements as required in the Invitation. High Bidder will be reviewed to determine if eligible to bid, qualified to purchase, own and manage the Project
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.
- Repairs estimated at \$28,611, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 3 "Required Rehabilitation", Rider 5 "Environmental Hazards", and Attachment E for more information.
- Closing is to be held thirty (30) calendar days after HUD notifies the High Bidder that they are qualified to purchase the Project being offered.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Affordability, Enforcement, Required Rehabilitation, Nondiscrimination Against Section 8 Certificate Holders and Voucher Holders, and Environmental Hazards.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT <u>PRIOR</u> TO SUBMITTING A BID.

### **INFORMATION AND BID KIT**

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

## **Bids for Gula Miller Senior Heights Apartments:**

MUST BE PRESENTED ON: July 2, 2014
At: 3:00 pm (local time)
Location of Foreclosure Sale:
13<sup>th</sup> Judicial District
Evangeline Parish Courthouse (Lobby)
200 Court Street
Ville Platte, LA 70586

# **HUD Office and Contact Information for submission of documents:**

Fort Worth HUD Office Multifamily Property Disposition Division, 6AHMLAT 801 Cherry Street, Unit #45, Ste. 2500 Fort Worth, TX 76102

Realty Specialist: Brigette Banks
Phone: 817-978-5815
Fax: 817-978-6019
Email: brigette.l.banks@hud.gov

## **INSPECTION OF PROJECT**

HUD does not own or operate the Property and cannot grant access for viewing. Viewing is at the discretion of the Owner/Management Agent. Contact for viewing: Jennifer Spell (337) 406-8500 No Open House has been scheduled for this sale.